

**OWNER'S STATEMENT**

Certificate of record owner and security holder

We the undersigned hereby certify, that as of the date of recordation of this Condominium Plan, to being the record owners and holders of security interests in the real property described herein. We also hereby certify to the consent of the recordation of this Condominium Plan pursuant to Chapter 1, Title 6, Part 4, Division Second, California Civil Code, by the County Recorder, Mono County, California.

As owner: Project Sierra Housing Two Development Company, LLC,  
a Delaware limited liability company

By: Intrawest California Holdings, Inc., a California Corporation, its sole member

By: B. Nager  
Benno Nager, Vice President

State of Nevada

County of Washoe

On November 9, 2006 before me,

Julie Elizabeth Eastridge  
a Notary Public in and for said County and State, personally appeared

BENNO NAGER

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Julie Elizabeth Eastridge Julie Elizabeth Eastridge  
Notary Public (sign) and print name)  
My commission expires: April 8, 2010  
County of my principal place of business: Mono County

**NOTES AND DEFINITIONS**

This is a plan for a "Condominium Project" as those terms are used and defined in Title 6, Part 4, Division Second, California Civil Code, and amends, restates and replaces the "Condominium Plan for the San Joaquin Villas Condominiums" recorded on August 15, 2006 in Book 2 of Condominium Plans at Pages 67 to 67C in the Office of the County Recorder of Mono County.

- "Property" shall refer to all of the real property described in the legal description set forth hereon.
- The "Condominium Project" contains 40 residential "Units" numbered 1 through 40, and also contains the "Association Property", "Common Area", "Exclusive Use Common Area" as designated herein.
- "Common Area" shall refer to all portions of the "Condominium Project" located above an elevation of 8049.42 feet and below an elevation of 7818.06 feet, and those areas lying within the boundaries of all Common Area Modules as shown herein other than the "Units". The Common Area includes, without limitation: outside perimeter wallis, decks, balconies, bearing walls, columns, girders, ceiling joists, sub-floors, unfinished floors, roofs, and foundation; chimneys and flues; reservoirs, tanks, pumps, motors, ducts, and chutes; conduits, pipes, plumbing, wires, utility meters and other utility installations (except the outlets thereof when located within the unit), required to provide power, light, telephone, gas, water, sewage, and drainage; exterior sprinklers and sprinkler pipes.

4. "Common Area Module" means each module located within the Property and identified herein as "Common Area Module A", "Common Area Module B", "Common Area Module C", "Common Area Module D", "Common Area Module E", "Common Area Module F", and "Common Area Module G".

5. "Association Property" means that property owned by The San Joaquin Villas Condominium Owners' Association and refers to "Association Property" as designated herein (being a portion of Lot 1, as shown on the Final Map of Tract No. 36-222, and all improvements thereon located within the Association Property. The Units and the Common Area are not included in the Association Property.

6. "Exclusive Use Common Area" or "EUCA" shall refer to those portions of the "Common Area" which are designated for the exclusive use by the owner of one or more "Units", but fewer than all "Units" and shall include:

- "Deck Area" shall refer to portions of the "Common Area" designated for use as a patio. The exclusive use of these areas shall be reserved to the owner of a particular "Unit" and designated by the letter "D" followed by the "Unit" number to which the patio is appurtenant.

7. "Parking Area" shall refer to portions of the "Association Property" designated for use as unassigned parking areas and related purposes, and shown hereon by the letters "PA".

8. "Unit" shall refer to the elements of the "Condominium Project" that are designed to be owned separately, and not in common, by the owners. Each of the "Units" and the numbers assigned to each "Unit" have been identified hereon.

9. For definition of terms not otherwise defined on this Plan, refer to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for San Joaquin Villas Condominium establishing a plan of condominium ownership for the "Property" recorded on Nov. 20, 2006 as Instrument No. 2006008318 of Official Records on file in the Office of the County Recorder of Mono County.

10. All dimensions except subdivision boundaries are approximate as provided in Section 1351(e) of the California Civil Code.

11. All lines defining condominium ownership areas intersect at 90° unless noted otherwise.

12. In interpreting deeds and plans, the existing physical boundaries of the unit or of a unit reconstructed in substantial accordance with the original plans thereof, shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed in the deeds and plans, regardless of settling or lateral movements of the building, and regardless of minor variance between boundaries shown on the plan or in the deed and those of the building.

13. Unit types are designated hereon by the letters "A", "B", "C", and "D". Unit types which are followed by the letter "R" indicate a reverse unit type.

14. The following are not a part of a unit: bearing walls, columns, beams, floors, roofs, foundations, central heating, reservoirs, tanks, pumps, and other central services, pipes, ducts, flues, chutes, conduits, wires, and other utility installations, wherever located, except the outlets thereof whenever located within the unit.

15. The location of the units as shown herein are based on upon the planned locations as designed by Westwind Architects, pursuant to architectural plans entitled "Sierra Star Workforce Housing 4B" dated 3/20/2006 and are not the result of surveyed locations.

**RECORDER'S CERTIFICATE**

Document No. 2006008319 filed this 20 day of November, 2006, at 11:06AM, in Book 2 of Condominium Plans at Pages 69-69C at the request of Project Sierra Housing Two Development Company.

Renn Nolan  
County Recorder

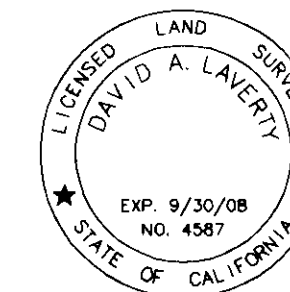
By: Debra VandBrake  
Deputy County Recorder

**SURVEYOR'S STATEMENT**

I hereby state that I am a Licensed Land Surveyor of the State of California and that this plan consisting of 4 sheets correctly shows the boundaries of the land and relation to the units shown thereon. This is a Condominium Plan and accordingly, no structural analysis or design features were considered, nor were any design features reviewed for conformance with local building codes or ordinances.

November 8 2006

Date



David A. Lavery  
David A. Lavery, L.S. 4587  
Expires 9/30/08

**LEGAL DESCRIPTION**

Lot 1 of Tract No. 36-222 as recorded in Book 10, Pages 100 to 100C of Tract Maps, on file in the office of the County Recorder, Mono County, California.

# AMENDED CONDOMINIUM PLAN FOR SAN JOAQUIN VILLAS CONDOMINIUMS

TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 36-222  
PER MAP RECORDED IN BOOK 10 OF TRACT MAPS, AT  
PAGES 100 THROUGH 100C.



SHEET 1 OF 4